

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SA HIGHLAND ESTATES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, RENAN FIDALGO, Vice President, Operations of RealManage, the Managing Agent for SA Highland Estates Homeowners Association, Inc., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Highland Estates Unit 1B, P.U.D., commonly known as Highland Estates
2. Name of Association: SA Highland Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name	Document Number	Volume	Page
Subdivision Plat Establishing Highland Estates Unit 1B, P.U.D.	20170158145	9719	125
	20170158146	9719	126
	20170158147	9719	127
	20170158148	9719	128
	20170158149	9719	129
	20170158150	9719	130
Subdivision Plat Establishing Highland Estates Unit 2 & 4 (Enclave)	20210324055	20002	1275
	20210324056	20002	1276
	20210324057	20002	1277
	20210324058	20002	1278
	20210324059	20002	1279
Subdivision Plat Establishing Highland Estates Unit 3 (Enclave)	20230132464	20003	652
	20230132465	20003	653

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof:
Recorded in the Official Public Records of Bexar County, Texas

Covenants, Conditions, Restrictions and Easements	Document Number	Volume	Page
Highland Estates Unit 1B Declaration of Covenants, Conditions, Easements and Restrictions	20170160173	18683	2338
First Amendment to Highland Estates Unit 1B Declaration of Covenants, Conditions, Easements and Restrictions	20170187466	18751	1742
Certificate of Annexation and Supplemental Declaration for Highland Estates Unit 2 & 4	20210332733		
Certificate of Annexation and Supplemental Declaration for Highland Estates Unit 3 (Enclave)	20230157201		

Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of SA Highland Estates Homeowners Association, Inc. (Bexar County) with attached: Bylaws of SA Highland Estates Homeowners Association, Inc. (Exhibit A); and Certificate of Formation for SA Highland Estates, Inc. (Exhibit B) [wrong entity]	20180039082	19015	1978
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Certificate of Formation for SA Highland Estates Homeowners Association, Inc.	20210360521		
Policies, Resolutions, and Guidelines	Document Number	Volume	Page
SA Highland Estates Homeowners Association, Inc. Document Retention, Access, Production and Copying Policy	20180034919	19005	531
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: SA Highland Estates Homeowners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, and Association Contracts and Solicitation of Bids Policy	20210360521		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Shavano Highlands Homeowners Association, Inc. Resolution Adopting Initial Late Fee; Resolution Adopting Policies: Collection and Payment Plan Policy, Holiday Display Policy, Flag Display Policy, Generators Policy, Rainwater Recovery Systems Policy, Solar Energy Devices Policy, Swimming Pool Enclosures Policy, and Fine Policy	20240120168		

5. Association Fees Related to Property Transfer:

Statement of Account with Resale/Disclosure Documents	\$375.00
CiraConnect Processing Charge	\$ 59.00
Conveyance Processing Fee (Due at Time of Closing)	\$325.00
Working Capital Assessment (Due from Purchaser at Time of Closing)	\$500.00

6. Mailing Address for the Association:

SA Highland Estates Homeowners Association, Inc.
P.O. Box 803555
Dallas, Texas 75380

7. Association Management or Representative and Contact Information:

RealManage
P.O. Box 803555
Dallas, Texas 75380
1-866-474-2573 Phone
sahigh@CiraMail.com

8. Association Website:
www.ciranet.com

Executed on this 15 day of July, 2024.

SA HIGHLAND ESTATES HOMEOWNERS ASSOCIATION, INC.

By: REALMANAGE

By: [Signature]
RENAN FIDALGO, Vice President,
Operations of RealManage, Managing Agent

STATE OF TEXAS §

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BEFORE ME, the undersigned notary public, on this 15 day of July, 2024, personally appeared RENAN FIDALGO, Vice President, Operations of SA HIGHLAND ESTATES HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

[Signature]
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020